



## Modern Warehouse/Industrial Unit

8,070 Sq Ft (749.7 Sq M)

- Modern End-Terraced Industrial Unit with Offices
- Located within the popular Team Valley Trading Estate
- Hard-standing yard and car park to the front

For further information please contact:

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## TO LET

5 Derwent Court, Earlsway, Team Valley  
Trading Estate, Gateshead, Tyne and Wear,

### Location

The property is located on Earlsway on the Earls Park North Development. Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. Team Valley is the premier mixed use business location in the region totalling around 280 hectares (700 acres) and is home to a wide variety of businesses.

Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

The property is situated on a modern scheme consisting of 8 units spread over 2 terraces, with occupiers including AMD Specialist Coatings and Elring Parts Ltd.

### Description

The unit is of modern steel portal frame construction with insulated profile sheet cladding to the walls and roof. The warehouse space includes high bay lighting and warm air blower with external access via a large up/over door. The office space includes heating via perimeter radiators fed by a gas fired boiler, suspended ceiling, carpets, kitchen, WCs and double glazed windows.

Externally to the front there is an expanse of concrete yard and car parking.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor Warehouse	6,889	639.99
Ground Floor Office	432	40.13
First Floor Office	750	69.68
<b>Total</b>	<b>8,070</b>	<b>749.7</b>

### Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £65,000 per annum.

### Rent

£65,000 Per Annum

### EPC

The property has an EPC rating of B 45.

### Rateable Value

The Valuation Office Agency describes the property as 'Warehouse & Premises'.

Rateable Value (2023 List) - £50,000.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



## TO LET

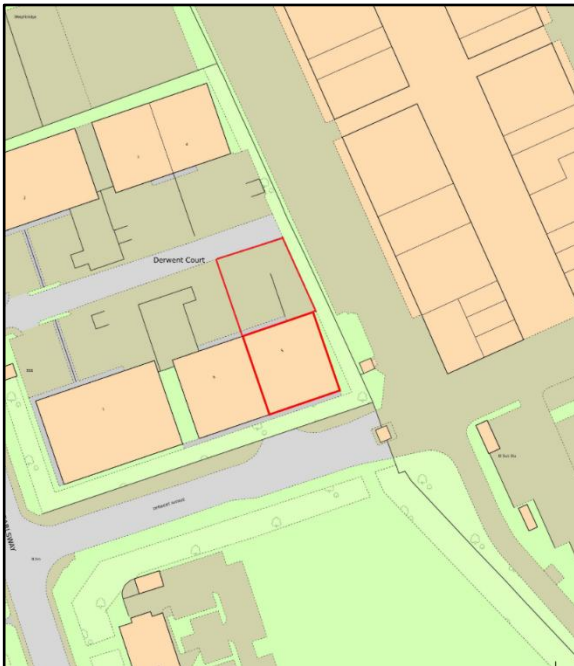
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### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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